



## City of Seattle

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Department of Planning and Development  
D.M. Sugimura, Director

### **CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3013305  
**Applicant Name:** David McLanahan  
**Address of Proposal:** 8424 California Ave SW

#### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a Revegetation Management Plan for work already performed in an environmentally critical area. This project is in response to Case # 1026347. Project includes 25 lineal feet of stairs and 132 sq. ft. platform.\*

\*The size of the platform has been reduced to comply with Environmentally Critical Areas regulations standard.

The following approval is required:

**SEPA** – Chapter 25.05 Seattle Municipal Code for excavation and construction in an Environmentally Critical Area.

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

#### **BACKGROUND DATA**

##### Site Description

The site consists of a 16,000-square-foot lot at the southern end of the improved portion of California Ave SW. The lot is zoned Single Family 7,200 (SF 7200). The north portion of the parcel is developed with a single family home constructed in 1983. The entire lot is mapped as a

steep slope Environmentally Critical Area. A large crib lock retaining wall was constructed south of the house in 1992 to stabilize a portion of the steep slope. South of this retaining wall the slope is undeveloped with a mix of native and non-native vegetation.

### Surrounding Area Description

The adjacent area is zoned SF 7200 with established single and multi-family residences.

### Project Description

In response to a notice of violation from the Seattle Department of Planning and Development for unauthorized vegetation removal and minor construction in the steep slope environmentally critical area (ECA), the applicant is proposing to revegetate all disturbed areas with native trees and shrubs and reduce the size of a constructed 132 square foot platform so that it conforms to the steep slope development standards in the City of Seattle's ECA regulations.

### Public Comments

The application was deemed complete on April 11, 2012, and notice of application was sent on April 19th, 2012. The 14-day public comment period ended on May 2<sup>nd</sup>, 2012. No comments were received.

### **ANALYSIS – SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant on April 11<sup>th</sup>, 2012. The information in that checklist, associated plans and reports, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The project site is located in an environmentally critical area (steep slope geologic hazard area); therefore, the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes evaluating the need for additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and applicable environmental laws.

The Department of Planning and Development has reviewed and analyzed the environmental checklist submitted by the project applicant, the accompanying project plans, and geotechnical report and determined that this action will not result in significant adverse impacts to the environment. Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### Short -Term Impacts

The following temporary construction-related impacts are expected: site grading and preparation for planting native plants may expose soil leading to increased potential for soil erosion during grading and following plant installation until the new vegetation is established on site. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for the identified impacts. The Grading Code (SMC Chapter 22.170) requires that soil erosion control techniques be in place for the duration of the land disturbing activities. The Regulations for Environmentally Critical Areas (SMC Chapter 25.09), with a stated purpose of avoiding adverse environmental impacts, regulate all activities within ECAs. The plans provided by the applicant demonstrate that the revegetation plan conforms to the standards SMC 25.09.320 and the modification of the unauthorized structure will bring it into compliance with the steep slope standards of SMC 25.09.180. Compliance with these code sections will minimize or eliminate short-term impacts to the environment. Therefore, no further conditioning pursuant to SEPA policies is warranted.

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

### Long-term Impacts

Long-term impacts from the vegetation removal and site preparation activities for replanting are anticipated to be limited to temporary loss of native and non-native vegetative cover. After the clearing and grading, there will be an increased potential for erosion until new vegetation is established. However, temporary erosion and sedimentation control best management practices will be employed to ensure that erosion potential is minimized until new vegetation cover is established. After the revegetation and other site work are completed, the potential for long-term significant adverse environmental impacts is not expected. Since possible long-term impacts are expected to be adequately mitigated through compliance with the Environmentally Critical Area regulations and Grading and Code, no further conditioning is warranted.

Once completed, this project will not increase production of carbon dioxide and other greenhouse gas emissions. Therefore, the project is not expected to result in long-term adverse impacts to air quality or contribute to climate change and global warming.

### **DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).
- ☐ [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: November 29, 2012  
Seth Amrhein, Senior Environmental Analyst  
Department of Planning and Development,  
Land Use Services

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